

ROGER MEARS ARCHITECTS

Union Chapel, Compton Avenue, London N1 2XD
www.rmears.co.uk

tel: 020 7359 8222
email:rma@rmears.co.uk



**2 Villas on the Heath
London, NW3 1BA**

Approval of Details reserved by a condition
Planning and Listed Building Consent 2020/1026/P – 2020/1595/L
Planning Statement

August 2021

This statement is in support of discharge of the planning/listed building conditions:

1. The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Noted.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: OS MAP, 00A, 01A, 02, 03A, 04A, 05, 06B, 07A, 08A, 09, 10A, 11A, 12, 13, 14D, 15B, 16A, 17A, 18A, 19B, Heritage Design and Access Statement.

Noted.

3. All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Noted.

4. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the new windows in the loft and to the front elevation (including jambs, head and cill),

There are 2 no new windows in the proposed Home Office.

The window at front is detailed on drawing **1902/21** at the required scale. The frame will be fitted within the existing opening and have matching detail to the opposite no 1 Villas on the Heath. From correspondence with the planning department, it is expected the window to be single glazed.

The window at rear within the proposed WC is detailed on drawing **1902/22** at the required scale. The casement window will open outwards to allow roof maintenance. From correspondence with the planning department, it is expected the window to be single glazed.

b) Elevation and section drawing of the new staircase and banister at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved.

The proposed stairs to the loft are illustrated through three drawings:

1902-23 shows the existing and proposed geometry and the necessary alterations to the existing structure.

1902-24 shows the proposed new section of stairs at the required scale including the type of banister. Banisters will match existing.

1902-25 shows the proposed handrail and tread at 1:1 scale. These will also match existing.



Fig. 1-2 Existing staircase leading to third floor and ladder to loft



Fig.3 – Existing staircase tread and balusters